

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West, Ralph H. and Geraldine B., House

other names/site number McCabe House/S-9115

2. Location

street & number 307 Atlantic Avenue (Rt. 26) ☐ not for publication

city or town Millville ☐ vicinity

state Delaware code DE county Sussex code 005 zip code 19967

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this property is:

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the  
National Register.

☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

West, Ralph H. and Geraldine B., House  
Name of Property

Sussex County, Delaware  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

### Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE/TRADE: specialty store

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Colonial Revival

### Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK: clinker brick

roof ASPHALT

other WOOD

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

### Period of Significance

c. 1939

### Significant Dates

N/A

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Builder: McCabe family (per owner)

## Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

McCormick, Taylor & Associates, Inc.

West, Ralph H. and Geraldine B., House  
Name of Property

Sussex County, Delaware  
County and State

## 10. Geographical Data

Acreage of Property 2.0 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	8
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6	0	8	3	3
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2	2	6	7	4	5
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Zone

Easting

Northing

3 

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Zone

Easting

Northing

2 

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4 

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☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Lara Otis/Historic Preservation Specialist

organization McCormick, Taylor & Associates, Inc. date July 2003 (Revised December 2003)

street & number 2001 Market St., 10<sup>th</sup> Floor telephone 215-592-4200

city or town Philadelphia state PA zip code 19103

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional Items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name William M. and Donna B. Lord

street & number 209 Chad Pl. telephone \_\_\_\_\_

city or town Millville state DE zip code 19970

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

**West, Ralph H. and Geraldine B., House**

**Sussex County, Delaware**

**Description**

The Ralph H. and Geraldine B. West House (Tax Parcel 1-34-12-164.00/S-9115) is a c. 1939, two and one-half story, three-bay, clinker brick, Colonial Revival dwelling with an asphalt-shingle, side-gable roof and a dentilled cornice with a partial return. The main (south) façade features a projecting central single-leaf entrance with a wood and glazed door and a pedimented portico supported by square wood posts. Flanking the entrance there are paired wood sash 6/6 windows. All the windows have brick soldier course lintels and wood sills. The second floor has single wood 6/6 windows. The east façade has a one-story screened-in porch with a decorative wood tracery. The second floor has wood sash 6/6 windows; the gable peak has one wood half-lunette window. All the windows have brick soldiercourse lintels and wood sills. An exterior end brick chimney rises from this façade. The west façade has a one-story brick-enclosed porch with single and paired wood windows with 6/6 sashes and a dentilled cornice; a modern wood deck has been added along the first floor. The second floor has a central wood sash 2/2 window flanked by wood 6/6 sash windows. The gable peak has a paired wood sash 6/6 window. All the windows have brick soldier course lintels and wood sills. The dwelling is set back approximately 150 feet from Route 26, and the surrounding buildings are a mixture of residential and commercial.

According to the current homeowner, Geraldine (Gerry) West, this dwelling was constructed c. 1939 by the McCabe family of Millville (oral interview with Geraldine West, March 21, 2002). Few changes have been made to the exterior of the dwelling since it was constructed. In addition, the interior layout, fixtures and furnishings, including the kitchen, are untouched.

To the west of the main building is a one-story, two-bay, wood shake shingle-clad, commercial building with an asphalt-shingle, front-gable roof (Solutions+Plus Computer Store). The main (south) façade features two sliding doors. The east façade has a single-leaf entrance with a flush metal door and one vinyl sash 1/1 window. This building is a non-contributing building on the property. To the rear of the commercial building is a newer, one-story, vinyl-clad, gable-roof addition; physical evidence suggests that this building may be a converted vehicular garage dating to the mid-twentieth century.

To the west of the dwelling on an adjacent tax parcel (1-34-12-163.00/S-9116) is a c. 1932, one and one-half story, three-bay, wood shake shingle-clad building with an asphalt-shingle, side-gable roof. The main façade has a central double-leaf entrance with sidelights; a modern wood deck wraps around the front and ends at a shed-roof entrance. The rear façade has a central single-leaf entrance and vinyl sash 1/1 windows. This building once functioned as a chicken feed house according to Geraldine (Gerry) West; today, it is no longer associated with the Ralph H. and Geraldine B. West House but serves as a retail store for Lord's Landscaping business (Oral interview with Geraldine West, March 2002). Upon field inspection in March 2002, all of the former feed house components have been removed from the interior of the shop.

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

West, Ralph H. and Geraldine B., House

Sussex County, Delaware

### Statement of Significance

The Ralph H. and Geraldine B. West House is significant under Criterion C as a relatively intact example of Colonial Revival architecture and clinker brick construction along the Route 26 corridor in Sussex County, Delaware. The Period of Significance for this dwelling is the time period in which it was constructed, c. 1939. The dwelling retains both integrity and significance. The Ralph H. and Geraldine B. West House exhibits many of the defining elements of the later (*circa* 1905-1940) examples of Colonial Revival-style dwellings in Baltimore Hundred such as paired multi-pane windows, a side gable roof, a side screen porch, an Adam-style portico, and a dentilled cornice; furthermore, the house retains its original wood frame windows, entrances, and clinker brick exterior. Few changes have been made to the exterior of the dwelling since it was constructed. The lot exhibits a suburban feeling, with a paved driveway and mature trees. The wood deck constructed along the rear (north) façade detracts only slightly from the integrity, as does the commercial development to the west and northwest; the dwelling maintains integrity of design, materials, workmanship, location, feeling, and association. As a result, the Ralph H. and Geraldine B. West House is an excellent example of the Colonial Revival style and clinker brick construction in Baltimore Hundred, Sussex County, Delaware.

The Ralph H. and Geraldine B. West House is not known to be associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The dwelling is not known to be affiliated directly with any persons important to local, state or national history (Criterion B). While it is purported to be the former McCabe family house, no evidence has been found to support or refute this assertion (oral interview with Geraldine West, March 13, 2001). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Although the former feed house associated with the Ralph H. and Geraldine B. West house is still standing, it has been highly altered and now lies on different tax parcel (1-34-12-163.00). The former feed house was constructed before the West House and is currently used as a retail landscaping store; as a result, it has been evaluated separately at the state level (S-9116). The Lord's Landscaping building is not eligible for the National Register of Historic Places.

### Historical Background

As part of both the Lower Peninsula/Cypress Swamp (Eastern) Zone and the Coastal Zone as identified in the *Delaware Comprehensive Historic Plan*, Baltimore Hundred's history is tied to the natural features of the landscape. Scattered European settlements (Dutch, English, and Scotch-Irish) appeared in Delaware near coastal bays and river inlets during the seventeenth century; although Native American groups continued to live in the area, for the most part their way of life had been dramatically altered by the middle part of the eighteenth century. Baltimore Hundred's boundary was much contested through the eighteenth century, with both the colonies of Delaware and Maryland claiming the area; it was not until 1775 that Worcester County, Maryland released its claims to the land and ceded the territory to Delaware (Scharf, p. 1339).

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

West, Ralph H. and Geraldine B., House

Sussex County, Delaware

### Statement of Significance (continued)

Early inhabitants of Baltimore Hundred engaged in corn farming, in spite of the sandy, nutrient-poor soils of the Coastal Zone (NSDAR, p. 7), and in water-related activities such as trade or ship-building. Also, the fresh water and Cypress Swamp aided a forest-oriented economy in the eighteenth century. After the border question was settled, settlement increased along the Cypress Swamp and inhabitants began to construct larger and more permanent housing, knowing that their land claims were secure.

By the late nineteenth century, the Colonial Revival style of architecture was seen in Baltimore Hundred. Earlier examples (*circa* 1895-1920) of Colonial Revival architecture in the area are characterized by a hipped roof, preferably with an intact, full-width front wood porch, four-square massing, and original fenestration (preferably with original, double-hung wood sash windows). Later examples (*circa* 1905-1940) of this type show more restrained colonial-inspired features and a side-gable or cross-gable roof. Additional elements of the style include siting on lots which exhibit a suburban feeling (despite their rural location), with perhaps pedestrian sidewalks, paved driveways, and mature trees. Colonial Revival dwellings in Baltimore Hundred, inspired by English and Dutch building traditions, can be of the Cape Cod, Four Square, Dutch Colonial, Garrison Colonial, or Georgian style (Bucher, p. 107). Occasionally, nineteenth century I-houses were converted into vernacular Colonial Revival dwellings with the addition of Georgian or Adam doorways, dormers, or flat-roofed one-story side additions (McAlester, p. 323). As a result, Colonial Revival dwellings may also exhibit original Georgian or Adam inspired entrances, boxed cornices with perhaps dentils or modillions, rectangular-shaped double-hung windows (with each sash containing six, eight, nine, or twelve panes), and masonry, wood, or veneered exteriors (McAlester, p. 324). Frequently, Colonial Revival style dwellings in the Baltimore Hundred area were used as part-time summer residences, and as such featured large enclosed or screen-in porches that allowed for a summer shore breeze, but blocked out insects from the living quarters.

Millville, situated about four miles west of Bethany Beach along Route 26/Atlantic Avenue, also witnessed growth at the end of the nineteenth century. Around 1886, a group of residents, including Elisha C. Dukes, felt that a post office was needed for the community of over 200 people (NSDAR, p. 23; U.S. Postal Service, *Post Office Department Reports of Site Locations*, 1886). While the names Dukestown or Dukesville were suggested for the hamlet, others wanted an appellation more descriptive of the place. Since the leading industry in the low and marshy area was the lumber mill of Captain Peter Townsend, and sorghum, molasses and gristmills proliferated nearby, the name Millville was chosen (NSDAR, p. 23). Elisha Dukes, proprietor of the local general county store, served as the first postmaster (NSDAR, p. 23). A small schoolhouse "stood off the main road to the northwest" in Millville before a newer one-room structure took its place; today, the Methodist Church occupies the lot where this schoolhouse once stood (NSDAR, p. 23). Millville continued to expand on a limited scale during the early twentieth century, as the Millville Hardware Store commenced operations in 1930, and the Millville Fire Company organized and constructed a hall in 1939 (Collins & Eby, n.p.).

Agriculture in Baltimore Hundred changed over the course of the twentieth century. With the exception of small, linear roadside towns that grew around transportation routes, many inhabitants in Baltimore Hundred

**National Register of Historic Places  
Continuation Sheet**

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**West, Ralph H. and Geraldine B., House**                      **Sussex County, Delaware**

**Statement of Significance (continued)**

clung to historic settlement patterns and gravitated toward rural, agricultural pursuits. The advent and affordability of the automobile, coupled with an improved highway system, later prompted the development of truck farming, and ultimately the development of the commercial chicken broiler industry proved to be "one of the most significant events in the evolution of Delaware commercial agriculture" that helped replace waning maritime interests (Herman & Lanier, p. 238-239).

**Bibliography**

Ames, David, et al. *Delaware Comprehensive Historic Preservation Plan*. Newark, DE: Center for Historic Architecture and Engineering, University of Delaware, June 1989.

Bucher, Ward. *Dictionary of Building Preservation*. New York, NY: Preservation Press, 1996.

Collins, Mary & Evelyn Eby. *140 Years of Rainbows: A Book about Mariner's Bethel United Methodist Church and the Local Area*. Dover, DE: Dover Litho Printing Company, 1998.

Lanier, Gabrielle & Bernard L. Herman. *A Field Guide to Delaware Architecture*. Newark, DE: University of Delaware. Center for Historic Architecture and Engineering, 1992.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

National Society of the Daughters of the American Revolution (NSDAR), The Col. Armwell Long Chapter. *Reflections from Southeastern Sussex: Containing the History, Folklore, Legends, Home Remedies and Old Fashioned Recipes from Sussex County, Delaware*. n.d.

Scharf, J. Thomas. *History of Delaware 1609-1888*. Philadelphia, PA: L.J. Richards & Company, 1888.

United States Postal Service. *Post Office Department Reports of Site Locations*. Delaware State Archives, Roll #1, Sussex County, Delaware (#RG 0710.000).

Oral interview with Geraldine West, March 21, 2002.



**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 5

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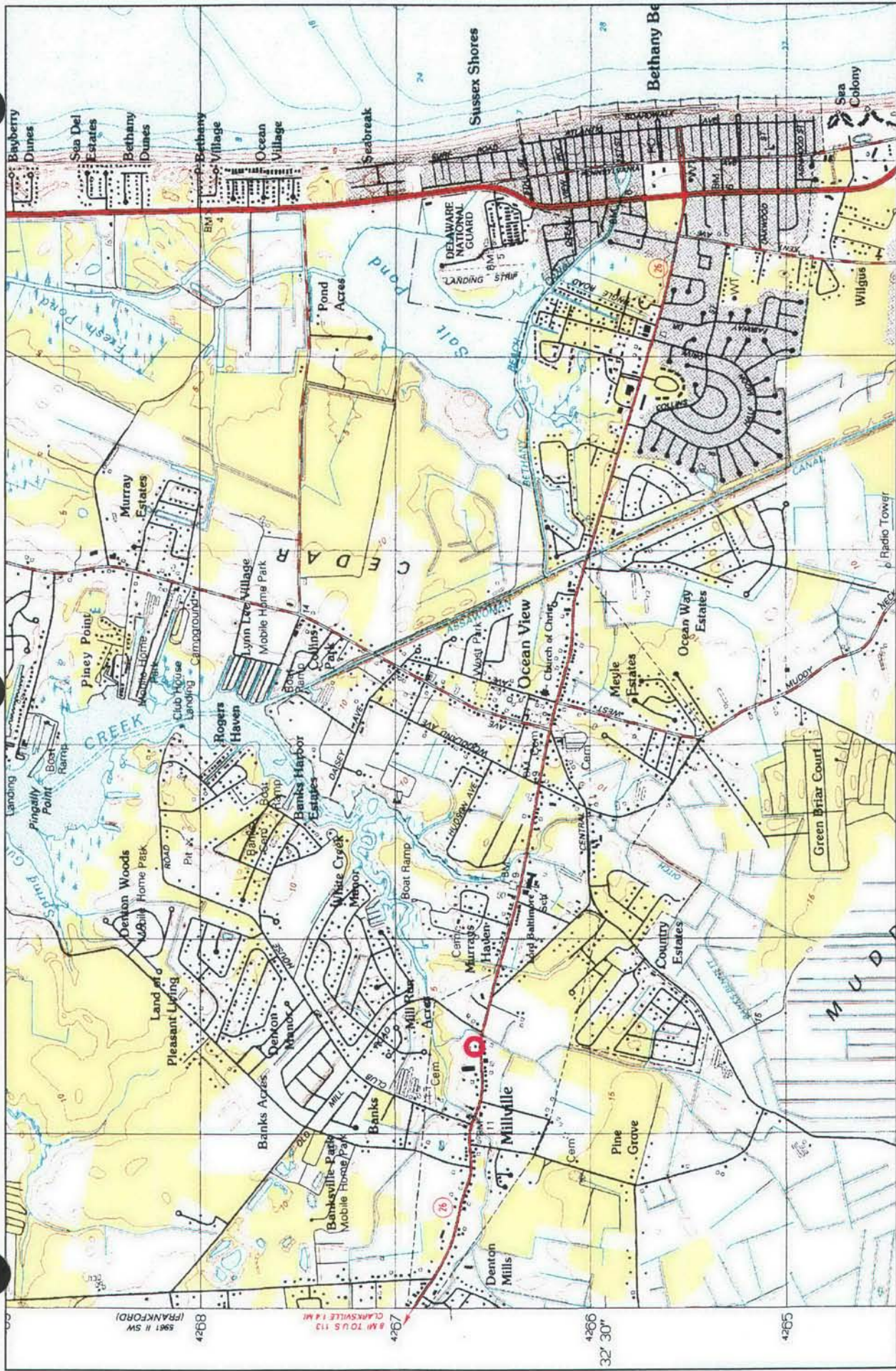
**West, Ralph H. and Geraldine B., House**      **Sussex County, Delaware**

**Verbal Boundary Description**

The boundary of the Ralph H. and Geraldine B. West House follows Sussex County, Delaware tax parcel 1-34-12-164.00.

**Boundary Justification**

This boundary is sufficient to encompass the dwelling and driveway surrounding the property. The boundary does not include the adjacent and still-standing former feed house building (S-9116) in spite of its previous association with the dwelling, because the former feed house has lost most of its integrity and its connection to the West property. This boundary was prepared in accordance with the guidelines spelled out in the National Register Bulletin: "Defining Boundaries for National Register Properties."



Bethany Beach, Delaware  
USGS Quadrangle  
1984, Photorevised 1991

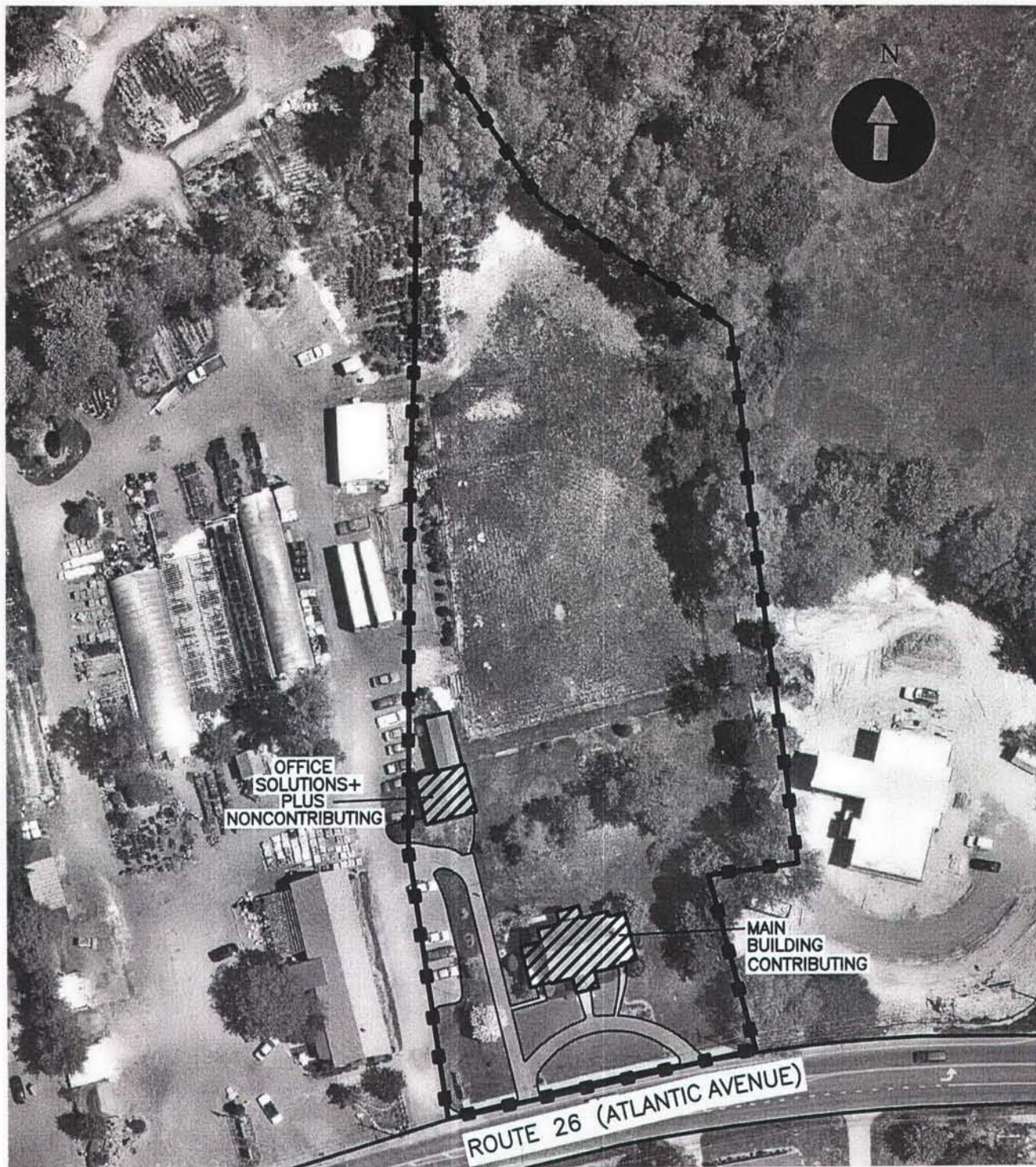


Zone: 18  
UTM: N-226745  
E-60833

West, Ralph H & Geraldine B., House  
307 Atlantic Avenue  
Sussex County, DE



West, Ralph H. & Geraldine B., House  
Sussex County, DE



APPROX. SCALE 1"=100'




	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	NATIONAL REGISTER BOUNDARY (FOLLOWS TAX PARCEL BOUNDARY)



Photo 1: Front (south) and side (west) facades, facing north.



Photo 2: Rear (south) façade, facing north.



Photo 3: Side (west) façade, facing east.



Photo 4: Side (east) façade, facing west.



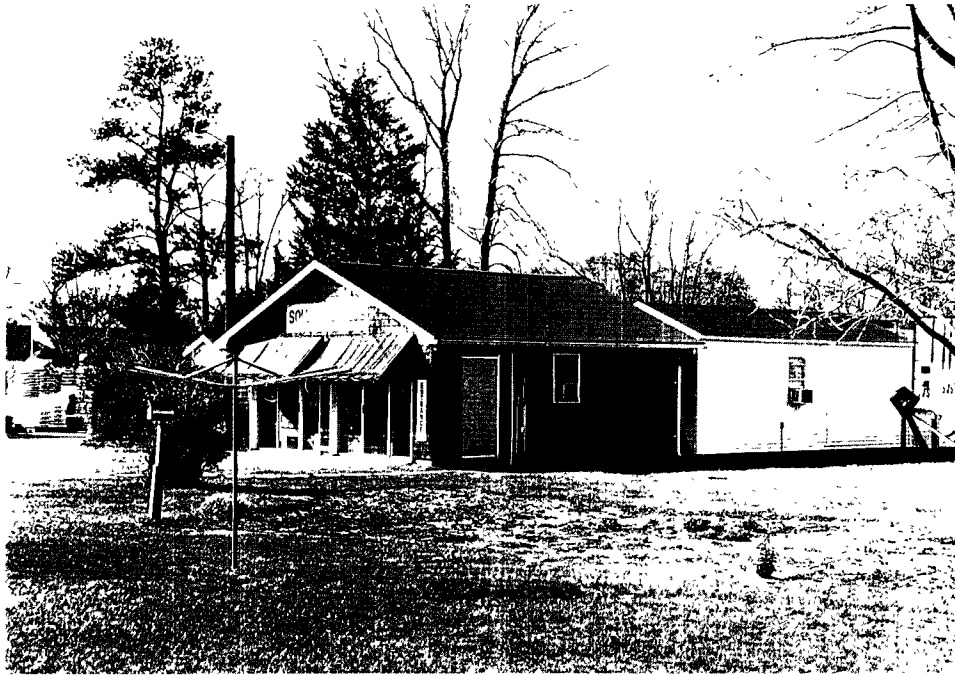


Photo 5: Commercial building (non-contributing), facing northwest.